

This document contains information that is considered to be **confidential** information to the Seller, and Pacific Restaurant Brokers (PRB). By receiving this document, you agree that any unauthorized duplication, distribution or use without express written consent of PRB is strictly prohibited. You agree to not contact any member of Seller's team or staff, or landlord, directly without prior arrangement PRB and will direct all negotiations, offers of purchase, letters of intent or other communications through PRB.

OFFERING SUMMARY

ALL INFORMATION IS CONFIDENTIAL

FRANCHISE FAMILY RESTAURANT



Listing #23009ST

Proudly offered by

PACIFIC RESTAURANT BROKERS

17612 Beach Blvd Suite 7A Huntington Beach, CA 92647

(949) 424-6065

Email: Admin@PacificRB.com

www.PacificRestaurantBrokers.com

The information contained herein, or in any attached document has been compiled from information provided by the Seller to PRB. PRB and its agents, have not verified any of the information presented, and makes no warranties expressed or implied as to the accuracy of the information. Buyer is advised to consult with all appropriate professionals including attorney, CPA, financial planners, equipment inspectors and industry experts.

This document contains information that is considered to be **confidential** information to the Seller, and Pacific Restaurant Brokers (PRB). By receiving this document, you agree that any unauthorized duplication, distribution or use without express written consent of PRB is strictly prohibited. You agree to not contact any member of Seller's team or staff, or landlord, directly without prior arrangement PRB and will direct all negotiations, offers of purchase, letters of intent or other communications through PRB.

DESCRIPTION:

This franchise family restaurant has been owned and operated by the same franchisee for over 40 years who wishes to retire and pass on the torch to the next operator. This store has already been remodeled and it is up to date to the current franchise's standard. The concept has a salad bar, a variety of freshly cut steaks, lobster and seafood all served in a very fun and friendly atmosphere. There is a beer & wine menu for those patrons looking for an enhanced dining experiences.

This store is located in a very affluent neighborhood with an income average of well over \$100k a year and a median home price of over \$1.4m. This store performs really well with an average monthly sales of \$175k and very low rent of \$11000 a month or a factor of 6%. The owner spends limited hours at the store and the long-running staff front and back of the house are quite capable of operating the store. A lot of the key employees have been working here for decades and are very loyal to the business and the guests

LEASE		BUILDING INFO	
Monthly Rent:	\$11000	Square ft:	4400
Expiration:	2027	Patron capacity:	100+
Options:	Buyer to qualify	Patio:	MO
Deposit:	Buyer to qualify	Hours of Operation:	11-9 P.M.

OPERATIONS		FINANCIALS	
Years established:	1980	Monthly sales:	\$175K
No. of employees	16+	Monthly cash flow:	\$17k+
Monthly payroll:	\$48k	Annual Sales:	\$2M+
Absentee run:	No	Annual Revenue:	\$200k+ (approx.)

2023 MONTHLY FINANCIAL ANALYSIS (Projection)

Sales: \$175k

Rent: \$11k

Payroll: \$48k

C.O.G.: 48K

Royalty: \$14k

Misc: \$37k (Uncontrollable of utilities, credit card processing, maintenance)

Net Potential income: \$17k monthly or \$200k a year

PRICE: Call for pricing. Submit offers to Steve@PacificRB.com with Proof of Funds, or call (949) 427-0414

The information contained herein, or in any attached document has been compiled from information provided by the Seller to PRB. PRB and its agents, have not verified any of the information presented, and makes no warranties expressed or implied as to the accuracy of the information. Buyer is advised to consult with all appropriate professionals including attorney, CPA, financial planners, equipment inspectors and industry experts.